

**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Dupont Circle HD	<input type="checkbox"/> Agenda
Address:	1717-1719 Corcoran Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 22, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-623	<input type="checkbox"/> New Construction
Staff Reviewer:	Kim Elliott	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Gladiola Wood, with plans prepared by Teass\Warren Architects, seeks conceptual design review for a rear addition plus roof deck to a pair of 3-story rowhouses in the Dupont Circle Historic District.

Property Description

This row of Corcoran Street was home to a consistent row built in the late 1800s, however the majority of the row was replaced by a modern development in the 1970s, and is now bookended by the original historic houses including 1717 and 1719, designed by Franklin T. Schneider and built in 1888. The two projects are being designed together but will remain as separate buildings and have separate owners.

Proposal

The proposed design for each row house calls for demolition of the rear ell and adding a rear 3-story addition plus roof deck, including renovation of the interior to convert each house from 3 units to 2 units. The project will maintain the existing windows, doors, stairs, and stoops, but will add 1 window well at each bay at the facade. The addition at the rear is partially recessed to accommodate a stair and balconies and will be clad in wood siding, cementitious panel, and large horizontal glass panels. The roof deck is accessed by a penthouse stairs set back from the front and exterior elevations.

Evaluation

The massing of the rear addition is longer than the adjacent rowhouses, but is compatible with similar rear additions that the Board has approved in this historic district. The immediate neighbors to 1717-1719 are non-contributing buildings and the alley has lost much of its historic character.

Removing the rear ell and renovating all the levels to create 2 units involves a significant amount of demolition, however, both houses have been greatly altered over the years and with significant structural changes when they were each converted to 3 flats. At the front of the building, all of the existing features will be maintained and a window well—one at each bay—will be added for egress purposes. The depth of the well will need to be minimized to avoid the need for any railing in the public space. HPO recommends that any non-conforming windows be replaced with current historic standards.

The rear elevation is a compatible, modern solution, creating a glassy dogleg and some massing relief by recessing the stair and balconies.

The roof deck is accessed by a penthouse stair for the top two units and the design combines the penthouse structure as one so that it can be set back as far as possible from the exterior walls. The deck

is set back 17' from the front and 8' from the rear, however, there is concern that the stair penthouse structure will be visible from 17th Street, given the open views over the one-story grocery store to the east. HPO will be conducting a flag test with the architect to determine if there is visibility, and final conceptual approval is conditioned on the penthouse being not visible from street view.

Recommendation

HPO recommends that the Board find the concept consistent with the historic district and consistent with the preservation act, with final delegation to staff, on the condition that the penthouse structure and railings are proven to be not visible from 17th Street.